

**PLANNING COMMISSION  
REGULAR MEETING/PUBLIC HEARING  
SEPTEMBER 3, 2009  
Vernonia City Hall, 1001 Bridge Street, Vernonia OR 97064**

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**Call to Order:** Dan Brown, President, called the meeting to order at 7:00 pm

**Commissioners Present:** Dan Brown, James Baraibar, Alan MacComb, Grant Williams, Don Wallace, and Nancy Dailey. Sharon Parrow was excused.

**Staff:** Carole Connell, Planning Consultant; Bob Young, City Administrator; Joann Glass, Secretary

**Approval or Additions to Agenda**

Don Wallace moved to accept the agenda as written. The motion was seconded and passed.

**Topics from the Floor**

*Persons addressing the Planning Commission must state their name and address for the record. All remarks shall be directed to the entire Planning Commission. The Planning Commission reserves the right to delay any action requested until they are fully informed on the matter.*

Helen Hudson, questioned the nuisance of containers on property and the enforcement of them.

**Consent Agenda**

1. Minutes from August 13, 2009

James Baraibar moved to accept the minutes from August 13, 2009 as written. The motion was seconded and passed.

**Unfinished Business** – There was no unfinished business.

**New Business**

1. **Public Hearing** – Proposed Variance Request by Gordon Smith to install a Flood Wall around the Vernonia Sentry Market building in the sidewalk right-of-way along Jefferson Avenue and Maple Street, City File # VAR 09-01

**Public Hearing Open**

Dan Brown read the Public Hearing disclosure

**Declaration of Commissioners:**

Dan Brown declared ex-parte as he worked with Mr. Smith on the Flood Plain Development Permit and FEMA requirements.

Don Wallace declared ex-parte as he helped prepare the flood elevation certification

**Staff Report:**

Carole Connell reported that a Variance request to construct a three foot, four inch (3' 4") high flood protection wall on two sides of the existing Sentry Market, located at 735 Jefferson Avenue, that will protrude ten (10) inches into the existing sidewalk right-

of-way. The Findings, Review Criteria and Findings and Recommendation were presented.

### **Applicant's Report**

Mr. Smith explained that FEMA required the wall be four (4) more inches higher than he thought it would be.

**Proponents** None

**Opponents** None

**Neutral** None

### **Closing of Public Input portion of the Hearing**

Dan Brown closed the public input portion of the hearing.

### **Commission Discussion**

Grant Williams asked about reinforcement of the existing wall.

The wall will be engineered, and the blocks will be filled and re-bared.

James Baraibar questioned the opening of the doors at the Sentry and how that would be closed if a flood happened.

There would be sliding gates to close. The construction is a FEMA improved project. There would be plans and inspections

Nancy Dailey commented that it is the obligation of the commissioners to protect the businesses and homes.

### **The Public Hearing closed at 7:20 pm**

**Decision:** James Baraibar moved “to approve a Variance to locate a flood wall on all sides of the Sentry Market, whereby on two sides the wall will be located on the existing sidewalk right-of-way.” The motion was seconded and passed.

2. Nehalem View LLC, request to extend the zoning change of Nehalem View Planned Development for one (1) year.

Don Wallace moved “to extend the Land Use Zone change for the Nehalem Planned Development until September 4, 2010.” The motion was seconded and passed.

### **Flood Plain Development Permits**

A. Sentry Market

Alan MacComb moved to approve the Flood Plain Development Permit for Sentry Market, 735 Jefferson. The motion was seconded and approved.

### **Correspondence**

**Letter from** The Economic Development Committee request that the Vernonia Planning Commission address the current land need in the City's Downtown and Commercial District and increase the Downtown Corridor to promote an environment that encourages business and gives entrepreneurs the best resources to succeed.

Bob Young mentioned that the report from Seth Lenaerts showing all of the buildable land for the city would be a good source of information.

**Planning Consultant Report**

Carole Connell asked the Commissioners to verify what their next priority to bring before them. Parking, Downtown, Signs, Commercial

The commissioners agreed that the Sign Ordinance was their next project.

Carole let the Commissioners know that she would not be able to attend the September 17, 2009 meeting and that the next Planning Commission meeting would be October 1, 2009.

**Commissioner Report**

There are two fences on A Street that need to be addressed as to what needs to be done. It was agreed that Staff needs to send a letter to 119 A Street, 141 A Street and 448 North Street along with a Flood Plain Development Permit.

**Adjournment:** The September 3, 2009 Planning Commission Meeting adjourned at 8:56 pm

The September 3, 2009 Planning Commission Minutes were approved by the Planning Commission on October 3, 2009